



Summencourt Square, Kingswinford, DY6 9QJ

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EXCLUSIVE







# Summercourt Square, Kingswinford, DY6 9QJ

**Offers Over £450,000**

Situated within this highly desirable and exclusive address, is this unique and extended three/ four bedroom detached dormer bungalow, offering great amounts of potential to refashion with those desired tastes in mind to create a fantastic family home. Positioned on an envious-size corner plot position allows for further development subject to the usual consents and offers a private backdrop of mature trees that surround the rear of the property. To summarise the extremely versatile and generous accommodation offer, the property briefly comprises of porch, welcoming reception hall, comfortable L-shaped lounge open to kitchen, bedroom one complete with dressing area, two further double bedrooms, further dining room which could lend itself to a fourth bedroom, separate shower room, modern fitted bathroom and upstairs lounge or study area within the converted loft space. The wrap-around garden provides a variety of seating areas with well maintained side lawn and steps leading to a wild rear garden with bluebells, protected trees and mature shrubs. Final selling features include being offered with no upward chain, falls within close proximity to nearby High Street with a range of amenities on offer and excellent school catchment. This property really is a rare opportunity to reside within this well established address and meets the requirements of those looking for their next renovation project.





#### Front of The Property

Situated on a generous sized corner plot, to the front of the property there is a tarmac driveway leading to garage and door to the porch, chipping stones with mature shrubs and gated side access. There are further double gates to the side of the property providing potential parking for a caravan/motorhome.

#### Porch

With a door leading from the front of the property, tiled floor and door to entrance hall.

#### Reception Hall

With a door leading from the porch this inviting hallway has doors to various rooms, double glazed doors to rear and side, ample storage cupboards, stairs to the first floor and three central heating radiators.

#### L-Shaped Lounge

18'1" x 21'4"

With a door leading from the entrance hall this spacious lounge has a full length double glazed window to front, double glazed windows to both sides, open to the kitchen, open fire and a central heating radiator.

#### Kitchen

8'10" x 10'2"

Opening from the lounge this kitchen is fitted with a range of wall and base units, high gloss work surfaces with tiled splash back, gas hob with extractor fan, double electric oven, recessed spotlights, two stainless steel sinks, plumbing for dishwasher, space for fridge freezer and double glazed windows to front and side.

#### Dining Room/ Bedroom Four

10'10" x 11'10"

With a door leading from the entrance hall, storage cupboards, double glazed doors leading to the garden and a central heating radiator.





#### Shower Room

With a door leading from the entrance hall this shower room has a shower cubicle, WC, wash hand basin, tiled walls and floor, shaver point, double glazed window to rear and a central heating radiator.

#### Bedroom One

11'6" x 12'2"

With a door leading from the entrance hall, open to dressing room, double glazed window to side and a central heating radiator.

#### Dressing Area

9'10" x 11'10"

Open from bedroom one, a door leading from the hall and a central heating radiator.

#### Bedroom Two

9'10" x 12'2"

With a door leading from the entrance hall, two storage cupboards, double glazed window to side, tiled floor and a central heating radiator.

#### Bedroom Three

9'10" x 12'6"

With a door leading from the entrance hall, double glazed windows to side and rear, two storage cupboards, tiled floor and a central heating radiator.

#### Bathroom

With a door leading from the entrance hall this modern fitted bathroom has a bath with shower over, WC, bidet, wash hand basin, double glazed window to rear, part tiled walls, tiled floor, recessed spotlights and a central heating radiator.





#### Lounge/ Study

14'1" x 31'6"

With stairs leading from the entrance hall the first floor offers versatile living accommodation to include lounge and separate study area, it has double glazed windows to side and rear, two central heating radiators and door to further loft space which lends itself to create a fantastic master suite STPP.

#### Garage

11'2" x 23'0"

With an up and over door to front, wall mounted boiler, stainless steel sink and drainer, plumbing for washing machine, power, light and doors to the entrance hall and rear garden.

#### Garden

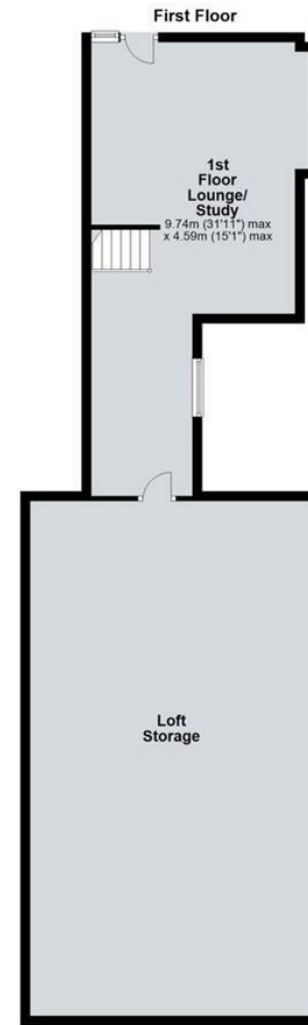
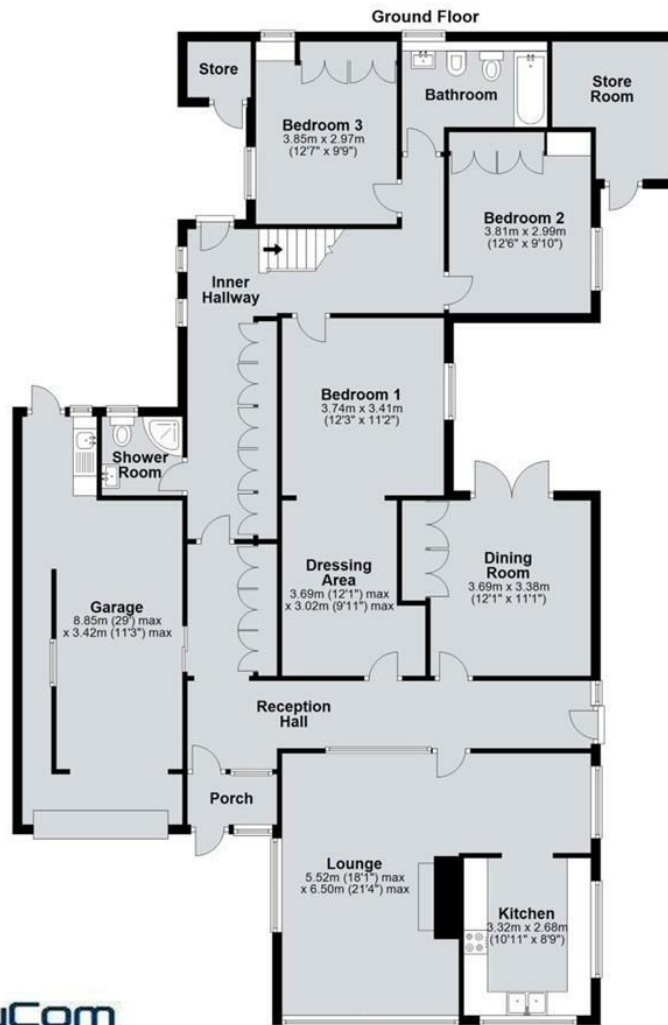
This garden really does have something for everyone, with access from the entrance hall, garage and dining room, this corner plot offers lovely private outdoor space. To the side of the property is a flat lawn with mature shrubs borders, a private patio seating area and also a gate providing access to the front of the property. To the rear of the property there are steps leading to a wild garden with bluebells, protected trees and mature shrubs. There are also two useful outside storage rooms which could potentially be utilised as further internal accommodation.

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

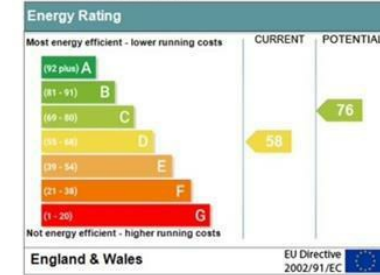
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Approximate Gross Internal Floor Area:  
 Ground Floor (exc. Garage): 158sq m, 1700sq ft  
 Garage: 27sq m, 290sq ft  
 First Floor: 33sq m, 355sq ft



EnergyCom

Address: 8 Summercourt Square, KINGSWINFOR, DY6 9QJ  
 RRN: 0370-2168-8140-2822-3565



Produced by EnergyCom.  
 This Floor Plan is presented as general guidance only.  
 It cannot be relied upon as a statement of fact.  
 Email: [edj@energy-survey.com](mailto:edj@energy-survey.com)

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
 01384 443331 | Website: [www.hunters.com](http://www.hunters.com)

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